



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE

JUNE 1, 2004

Minutes

The regularly scheduled meeting of the Carmel Plan Commission Special Studies Committee met at 7:00 PM in the Caucus Rooms of City Hall, Carmel, Indiana.

Committee members in attendance were: Jerry Chomanczuk; Wayne Haney; Mark Rattermann; Steve Stromquist, thereby establishing a quorum.

DOCS Staff present: Angie Butler; Mike Hollibaugh

The Committee considered the following items.

1. Docket No. 0403008 ADLS Amend: Tranquility Touch

The applicant seeks approval for a wall sign. The site is located at 14 S Range Line Rd. The site is zoned B-2/Business within the Old Town Overlay, Main Street Sub area. Filed by Timothy Williams of Tranquility Touch, Inc.

Tim Williams was present representing Tranquility Touch, Inc., 14 South Range Line Road. The petitioner previously appeared before the Committee and presented an illuminated box sign; the committee was not in favor and requested a re-design.

The current proposal for signage is for a wall sign, above the awning, on one-half inch, medium density, overlay board mounted directly on the building. The sign will be externally illuminated.

Bob Merrill, owner of the building, is working with Les Olds of the City with a view of consistency in the lighting, similar to the Amli building on Main Street.

Department Comments, Angie Butler. The Department recommends favorable consideration after all comments and concerns have been addressed.

Jerry Chomanczuk was not in favor of the list of services on the sign—too much verbiage! The committee members were in unanimous agreement on this point.

The windows will have the curved canopy awnings; Bob Merrill is working with Les Olds on this feature design and color.

Mark Rattermann moved for approval of Docket No. 0403008 ADLS Amend, Tranquility Touch, conditioned upon the petitioner eliminating the list of procedures/services on the sign. The motion was seconded by Steve Stromquist and APPROVED 4-0.

- 2. Docket No. 04040044 ADLS Amend: Enterprise Rent-A-Car (ADLS Amendment)**
The applicant seeks approval for replacement wall and ground signage. The site is located at 931 N Range Line Rd. The site is zoned B-3/Business.
Filed by Thad Oldham for Enterprise Rent-A-Car.

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- 3. Docket Nos. 04030043 Z:**
Dixie Highway Addition, lot 2 (pt) - Yang Health Center
The applicant seeks to rezone approximately 0.2 acres from R-3/Residence to B-1 Business. The site is located at 10640 N College Ave and is within the Home Place Business District Overlay.
Filed by Dennis Lockwood of Mark Swanson Associates, Inc.
- 4. Docket Nos. 04030044 DP/ADLS: Yang Health Center**
The applicant seeks approval of a building addition. The site is located at 10640 N College Ave and is within the Home Place Business District Overlay.
Filed by Dennis Lockwood of Mark Swanson Associates, Inc.

Note: Items 3 and 4 were heard together.

Dennis Lockwood and Mark Swanson of Mark Swanson Associates appeared before the Committee representing the petitioner. The applicant is requesting a Rezone of the subject property and displayed a map of the site, currently within the R-3/Residence District. The property is requested for rezoning to B-1/Business and is located within the Home Place Business District Overlay.

The Development Plan and ADLS proposal for the health center generated comments regarding elevation, and signage on the elevation facing College Avenue. The petitioner met with Jon Dobosiewicz at the DOCS who recommended a gable on the east side of the building to tie the enclosed porch area into the balance of the building.

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The sign has been modified to adjust the size of the phone number downward. The logo has been relocated to the center of the sign on the gable. The blue window and door accents have been eliminated and the petitioner will utilize white throughout to soften the appearance.

The roofing and siding will be new, and the parking is within the Ordinance.

Wayne Haney said the sign is much improved as far as readability and quality. The elimination of the blue trim is great—there is no objection to the revised design.

Department Comments, Angie Butler. The three outstanding issues have now been addressed and the Department recommends both items for forwarding to the full Plan Commission with a favorable consideration after all comments and concerns have been addressed.

Mark Rattermann moved to recommend approval to the full Commission of **Docket No. 04030043 Z, Dixie Highway Addition, lot 2 (pt) – Yang Health Health Center**, seconded by Wayne Haney and Approved 4-0.

Mark Rattermann moved to recommend approval to the full Commission of **Docket No. 04030044 DP/ADLS, Yang Health Center**, seconded by Wayne Haney and Approved 4-0.

5. Docket No. 04030046 DP Amend/ADLS Amend:
Carmel Industrial Park - Engineered Cooling Systems
The applicant proposes a building addition and additional parking. The site is located at 201 West Carmel Dr. The site is zoned I-1/Industrial.
Filed by Mark Swanson of Mark Swanson & Associates, Inc.

Mark Swanson and Dennis Lockwood of Mark Swanson & Associates, Inc. appeared before the Committee representing the applicant. Engineered Cooling Systems has been located at this site, 201 West Carmel Drive, for 33 years. A building addition to the west side of the existing building and additional parking is proposed for the site located at 201 West Carmel Drive, zoned I-1/Industrial. The expansion will also include a silo for materials storage—plastic pellets for the plastic molding process.

The addition will consist of 5,420 square feet; the existing building is 78,000 square feet. The materials storage silo is 12 feet in diameter and 32 feet in height. At the point where the silo is located, the building is approximately 26 feet in height.

There is other industrial property to the east; to the south is residential; other industrial property is located northwest, as well as the Hawkins Legal Drain. Next to the legal drain is the Monon Trail.. The elevation of the west side of the building will look similar to the existing elevation

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on the west part of the building. The building has metal siding, metal roofing, and a concrete block wainscot around the lower section, approximately 4 feet.

The view of the materials silo from the Monon and adjacent properties will appear totally cylindrical because of a shroud at the bottom covering the funnel; the color will match the building. A set of photographs was circulated showing the view of the silo from different locations. The silo is primarily shielded by the front part of the building and there is a heavy tree and brush line along the Hawkins Ditch. The distance from the silo to Carmel Drive is almost 600 feet, roughly two football fields. There is landscaping and trees on the Engineered Cooling site around the parking area. There is a large area of trees and shrubs that covers the Hawkins Ditch and the Monon Trail; coming from the west is a major screen before one can see any portion of the Engineered Cooling Systems building.

Viewing the silo from the south, there is an area set aside for storm drain that buffers from the residential area to the back-side of Engineered Cooling Systems. There are probably two houses that back up to Engineered Cooling property and additional landscaping is proposed in this area. There is currently a six-foot high stockade fence and 8-foot high stockade fence that shields the residential site. Engineered Cooling employees will be instructed to keep any materials stored below the fence level.

The County Surveyor has jurisdiction of plant material along the legal drain. Initially, the County wanted the natural vegetation cleared along the ditch. The petitioner had a second meeting with the Surveyor and the Department—there will be an on-site meeting with the County Surveyor's Office and the City Urban Forester to determine what scrub trees, brush and dead trees will remain. The ditch, flow line, and west bank are not located on the Engineered Cooling site.

The petitioner has agreed to a 90 degree cut off on the lighting fixtures.

Regarding the detail of buffering landscaping along the Monon frontage, the petitioner is interested in saving as much landscaping/vegetation as possible and he will work toward that end.

Department Comments, Angie Butler. The petitioner has addressed the concerns expressed by the Department. The Department is recommending this item be forwarded to the full Commission with a favorable recommendation.

Jerry Chomanczuk expressed concern regarding the height of the silo, even though it would be painted to match the existing building.

Mr. Swanson responded that any type of screening added to the roof of the building would be bigger than the silo, draw more attention, and intensify the situation. The petitioner investigated lowering the height of the storage silo or installing two smaller units. The largest diameter silo available is 12 feet and the capacity of a lower one is not workable. The petitioner also explored digging a pit and lowering the silo—this is not workable because of the water table.

Mark Rattermann had some questions regarding line of sight. The building is 27 feet tall—the silo is 32 feet tall. The area is zoned Industrial. There is so little frontage to this facility—the silo is an ugly thing, but the building is not even that visible, much less a silo; this will most probably not be an issue.

Jerry Chomanczuk asked the petitioner to consider additional landscaping, maybe evergreens, taking into consideration the view from the Monon Trail and the fact that there would be no screen in the winter months when there are no leaves on the trees.

Mr. Swanson's response was that nothing could be planted to screen a 32-foot high silo.

Mark Rattermann commented that this area is zoned Industrial—outside storage is allowed—the most offensive of all industrial uses. While the silo is not something that is desirable to see, the silo is needed to accommodate the business. If the neighbors are not complaining, it is zoned correctly—we do not want to stand in the way of this company to do business in Carmel.

Mark Rattermann moved to recommend approval to the full Commission of **Docket No. 04030046 DP/ Amend/ADLS Amend, Carmel Industrial Park, Engineered Cooling Systems**, seconded by Wayne Haney, Approved 3 in favor, one opposed (Chomanczuk.)

6. Docket No. 04040017 DP - Carmel Science and Technology Park, Blk 11, lot 4: Companion Animal Hospital (Development Plan)

Al;The applicant seeks to construct a veterinarian office. The site is located just southwest of the intersection of Carmel Dr and Guilford Ave. The site is zoned M-3/Manufacturing Park District.

Filed by Mark Monroe of Drewry, Simmons, Pitts & Vornehm for REI Investments.

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7. Docket No. 04040016 DP -Carmel Science and Technology Park, Blk 11, lots 2-4

The applicant seeks to construct 3 commercial buildings. The site is located just southwest of the intersection of Carmel Dr and Guilford Ave. The site is zoned M-3/Manufacturing Park District.

Filed by Mark Monroe of Drewry, Simmons, Pitts & Vornehm for REI Investments.

Mark Monroe, Drewry, Simmons, Pitts & Vornehm appeared before the Committee representing the REI Investments. Ashton Fritz of Schneider Corporation was also in attendance. The Development Plan is for the construction of 3 commercial buildings located at the southwest corner of Carmel Drive and Guilford Road, within the Carmel Science and Technology Park.

The only component for the development plan this evening is the proposal for a cul-de-sac street off of Carmel Drive as well as an access—right in/right out only—off 122nd Street. The petitioner has addressed all issues raised by the Technical Advisory Committee.

REI Investments has agreed to dedicate additional right-of-way along Carmel Drive and Guilford Road in anticipation of the City's improvement of this intersection. As a part of the City's plan, REI has proposed to install the necessary sidewalks and/or bike paths.

Department Comments, Angie Butler. The petitioner has addressed all concerns; this item is recommended for forwarding to the full Commission with a positive recommendation.

There was discussion regarding the width of the street, since it is zoned light industrial—the radius of the cul-de-sac is 60 feet. The access width to lot 3 is approximately 50-75 feet. Initially there was concern with the location of the entrance to the cul-de-sac—this is a very busy corner—the entrance was moved centrally between Guilford and 122nd Street, based on the City Engineer's recommendation.

There were questions regarding the pond—the pond is currently owned by REI Investment and is not used as common area, it is used for drainage.

Mark Rattermann moved to forward Docket No. 04040016 DP Carmel Science & Technology Park, Blk 11, lots 2-4 to the full Commission with a positive recommendation, seconded by Steve Stromquist and Approved 4-0.

8. Docket No. 04040036 ADLS Amend: Carmel Self-Storage Center

The applicant seeks approval for a ground sign. The site is located at 147 W Carmel Drive. The site is zoned I-1 Industrial.

Filed by David Laycock of the Carmel Self-Storage Center.

David Laycock, co-owner of Carmel Self-Storage Center appeared before the Committee requesting approval to replace a ground sign. At the time Carmel Drive was widened and a culvert installed, part of the sign was taken out as well as the landscaping surrounding it..

Rather than move the existing sign, the petitioner would like to construct a new sign and information materials were submitted showing the proposed sign. The sign would be placed an additional 5 feet back from where the existing sign is located.

Department Comments, Angie Butler. The Department is requesting a decorative cap to extend the entire top of the sign; otherwise, the Department is requesting favorable consideration after all concerns have been addressed.

The decorative cap was discussed. Mr. Laycock said a cap would have to be tailor-made to fit the top of the sign so that it could be removed to service the sign. Mr. Laycock agreed to comply with the request.

Mark Rattermann moved for approval of **Docket No. 04040036 ADLS Amend, Carmel Self-Storage Center**, conditioned upon the installation of a decorative cap extending the full length of the top of the sign, seconded by Steve Stromquist and **APPROVED 4-0**.

**9. Docket No. 04050006 ADLS Amend:
Warren and Phelps Add'n, Lot 16 pt - Optical Office**

The applicant seeks approval for a building renovation. The site is located at 30 1st Street SW. The site is zoned B-2/Business within the Old Town Overlay - Main Street Sub area.

Filed by Jim Shinaver of Nelson & Frankenberger for Leechco Properties, LLC.

Jim Shinaver, attorney with Nelson & Frankenberger appeared before the Committee representing the applicant. Also in attendance: Brad Subrin, Leechco Properties; Jeff Sipe, Architect; Bob Humbert, Engineer; Drs. McClain and Lauck.

Leechco Properties is redeveloping this property and will lease it to the Drs. for use as an Optical Office. Currently, the optical offices are located on Range Line Road; the lease will expire soon and the Drs. would like to remain a part of the Carmel downtown business community.

The common address for this site is 30 First Street, SW, zoned B-2/Business within the Old Town Overlay. Mr. Shinaver circulated photographs of the area south of Main Street and west of Range Line Road. The petitioner has met with the Department and Les Olds regarding the design of the building, and the petitioner is very proud of the outcome of the renovation. The building materials consist of a stone treatment at the base of the building; the rest of the building will consist of essentially brick and wood trim.

The petitioner is willing to dedicate additional right-of-way so that the future road project for the City can be achieved. Currently, during the building renovation, the petitioner will be utilizing the existing parking on site; however, after dedication of right-of-way occurs and after the road improvement project is completed, the parking will change to an angle parking.

The petitioner has met with Scott Brewer regarding the landscaping proposal; to date, there are no outstanding issues.

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Regarding signage, no variances are being sought. The logo will appear on the awnings over the front windows—less than three square feet in size and illuminated by two, goose neck lights at night. The letters are individually mounted.

Department Comments, Angie Butler. The petitioner has done a good job with the proposal for this site. The Department requests an easement between the building façade and the new right-of-way to allow for any unforeseen, engineering issues. The Department recommends favorable consideration after all concerns have been addressed.

The overall reaction of the Committee was extremely positive with the renovation of the building and many accolades were due the architect. The petitioner reported that after dedication of right-of-way, there would be approximately 4 spaces; however, the petitioner will work with the City on parking issues. Employee parking will be at the Old Towne Tavern vacant lot, leased for employee parking. The optical office will occupy the first floor of this building—business offices on the 2nd floor.

The petitioner will seek a variance in regard to parking. After the dedication of right-of-way, there will no longer be parking on property owned by the petitioner in front of the business.

Mark Rattermann commented that downtown parking would definitely be an issue and he is relying on the Department, the City, Les Olds, etc. to resolve this issue.

Mark Rattermann moved for approval of **Docket No. 04050006 ADLS Amend, Warren and Phelps Add't, Lot 16 pt – Optical Office**, seconded by Wayne Haney and **APPROVED 4-0**.

Following a short recess, the Committee continued with the business at hand.

10. Docket No. 04050017 ADLS Amend: Mayflower Park, Blk 6, lot 2 - Ed Martin

The applicant seeks design approval for signage. The site is located southwest of Michigan Road and 99th Street. The site is zoned I-1/Industrial and is within the US 421 Overlay

Filed by John Bennett of A/E Technologies for Ed Martin Pontiac GMC.

John Bennett, A/E Technologies appeared before the Committee representing Ed Martin seeking design approval for 9896 Michigan Road. This location was previously the Chrysler facility and was approved for signage. Ed Martin has recently purchased this property.

The petitioner is requesting signage on the building as well as a monument sign facing North Michigan Road. The sign panels will have a north/south orientation. The Department had several issues with the signage. The initial request for Chrysler was name on one side, logo on

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the other side. The current proposal provides GMC and Pontiac placed as “bookends” on the sign.

The signage complies with that allowed under the Sign Ordinance, 95 square feet is allowed; the sign is 88 square feet. The monument sign is the same size as was originally approved for Chrysler, only a different shape and form. The petitioner is working to match existing masonry on the building with sign construction.

The petitioner is requesting raised channel letters with opaque design for continuity. The petitioner will be installing “l.e.d.” lights that will be more economical and eliminate dead bulbs. The GM logo colors are standard red—Ed Martin logo colors are blue. GM requested a “Service” sign with 18-inch letters at the north end of the building.

Department Comments, Angie Butler. The Department suggests “Ed Martin” on top of the arch and the two logs lower and on each side above the forward window areas. This would require a variance and the Department would support that variance. The “Service” sign would have to be under three square feet, otherwise it would require a variance. The ground sign has similar issues. The Department would support illuminated lettering and an opaque background.

The petitioner agreed on the opaque background for the sign and said he would ask GMC.

Wayne Haney commented that he was not in favor of the colors—the blue sign on a red brick background is not visible—Mr. Haney suggested white surround on letters.

The depth of the letters on the monument sign was discussed as well as the service sign and a possible variance.

Mark Rattermann moved for approval of Docket No. 04050017 ADL:S Amend, Mayflower Park, Blk 6, Lot 2, Ed Martin, subject to the sign on the building being staggered with Ed Martin at the top, Pontiac and GMC logos lower to the bottom, (necessitates BZA approval) and the depth of the letters are to be no more than 3 inches, the monument sign letters are to be no as shallow as possible, preferably one inch, and the size of the service sign shall be according to the Ordinance. The motion was seconded by Rick Ripma, and APPROVED 4-0.

11. Docket No. 04050004 ADLS Amend: Hilton Garden Inn (ADLS Amendment)

The applicant seeks approval for a ground sign. The site is located at 13090 N Pennsylvania Street. The site is zoned B-2/Business within the US Highway 31 Overlay Zone.

Filed by Tim Dora for Meridian Hotel Partners, LLC.

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12. Docket No. 04050014 ADLS Amend: Charter One Bank @ Kroger and Marsh

The applicant seeks approval for a wall sign. The site is located at 1217 S Range Line Rd. The site is zoned B-2/Business.

Filed by Carrie Terveer of Signart, Inc.

Brad Rhodes with Sign Art, Inc. appeared before the Committee representing Charter One Bank. There are two locations involved—the Kroger store on South Range Line Road and the Marsh Store on North Michigan Road.

The petitioner is requesting 15 inch, raceway mounted channel letters. The raceway would be aluminum painted to match the current fascia of the buildings. The fascia is illuminated by white “l.e.d.” system, 6 volt power supply.

Department Comments, Angie Butler. The Department requests that the Range Line Road Kroger sign be centered between the two columns with the text “Charter One” on one line and the text “Bank” below, maintaining the same size letters as presented. The same comments apply to the Charter One Bank sign at the Marsh location on Michigan Road.

Mark Rattermann moved for approval of **Docket No. 04050014a ADLS Amend, Charter One Bank @ Kroger, 1217 South Range Line Road**, centered within the brick design, and two lines of copy, seconded by Rick Ripma, **APPROVED 4-0**.

Mark Rattermann moved for approval of **Docket No. 04050014b ADLS Amend, Charter One Bank @ Marsh, North Michigan Road**, conditioned upon the sign being centered in the sign area and two lines of copy, seconded by Rick Ripma, **APPROVED 4-0**.

NOTE: The petitioner will submit a revised rendering to the Department reflecting the approved signage.

13. Docket No. 04050037 ADLS Amend: Thrifty Car Sales-

The applicant seeks approval for a wall sign. The site is located at 3400 E 96th Street. The site is zoned B-3/Business.

Filed by Thrifty Car Sales.

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14. Docket No. 04050038 ADLS Amend: Rangeline Chiropractic -

The applicant seeks approval for a ground sign. The site is located at 531 N Range Line Rd. The site is zoned B-5/Business within the Old Town Overlay - Character Sub area.

Filed by Scott Eckelbarger of Rangeline Chiropractic.

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Scott Eckelbarger, Chiropractic Doctor, appeared before the Committee requesting approval for a ground sign located at 531 North Range Line Road, within the Old Town Overlay. The house is Victorian and will be re-painted; the sign will tie in with the Victorian design of the house.

The sign will be blue letters on a white background, and the Dr. name underneath in yellow. The sign frame is existing; the proposed sign would be inside the sign frame.

The sign is four feet, elevated two feet from the ground. The sign will be blue with yellow pin-stripes at the top; no address or phone number will appear on the sign, although it will have the medical symbol.

Mark Rattermann was not particularly fond of the yellow and was not much in favor of it; the bottom of the sign would be solid yellow where the Dr. name would be.

Department Comments, Angie Butler. The Department has no outstanding issues. The Department recommends approval after all comments and concerns have been addressed.

Mark Rattermann moved for approval of **Docket No.04050038 ADLS Amend, Rangeline Chiropractic**, seconded by Rick Ripma, APPROVED 4-0.

Note: Mark Rattermann was recused from discussion and vote on items 15 and 16, Clay Terrace.

15. Docket No. 04050010 ADLS Amend: Clay Terrace, Bldg C-2 - Kona Grill

The applicant seeks approval for its storefront in the Clay Terrace Retail Development. The site is located southwest of US 31 and 146th Street. The site is zoned PUD/Planned Unit Development.

Filed by Nina Rafferty of 3rd Works for Kona Grill.

Paul Reis, attorney, 5013 Buckeye Court, Carmel, appeared before the Committee representing Lauth Simon Property Group and Kona Grill. Also in attendance: David Nash, Architect; Jason Merritt, co-founder of Kona Grill; Joe Downs of Lauth Property Group.

The overall streetscape and this particular design have already been presented and approved by the Plan Commission; however, from time to time, there are unique tenants being brought into the development that require ADLS approval.

David Nash explained that the design has been adjusted to address concerns. The exterior of the patio structure has a burnished metal band and it is the main support for the structure; the

burnished metal canopy is a “signature item” for Kona Grill. The concerns expressed earlier referred to the profile of the steel work at the top, and those concerns have been addressed.

The external materials along the base of the building are being replaced with cast concrete panels; the window system was also changed to pick up the design of the “window language.” The signage is high atop the building for visibility as well as addressing the windows from the upstairs. The curved shape gives depth to the patio and allows the activity from the inside to flow to the outside and draws attention—it is an exciting element.

The petitioner is working with the sign manufacturer to eliminate the face of the letters at night by recessing a neon light into the metal channel. The neon light will be concealed from public view.

Department Comments, Angie Butler. The Department is not comfortable with the outdoor patio area, etc. and is requesting approval of the Committee or direction from the Committee to the DOCS Staff.

Committee comments, questions:

Jerry Chomanczuk asked if the proposed changes in the overall project were OK from the Department’s perspective.

Paul Reis said the changes are still within the spectrum—the elements are all there—the difference is that in this particular building, and the way it was written in the PUD Ordinance that individual tenants should strive for unique design and graphic interest. It was anticipated that there would be certain tenants like this—it is still consistent with the concept and architectural design, signage, etc. This is a unique restaurant, very high-end, and some other elements are being introduced.

Jerry Chomanczuk agreed on the uniqueness of the project, but was concerned how the proposal would stand out or blend in with the overall development.

Mike Hollibaugh said there is no question that this design is certainly unique. The question is, “Is the Committee comfortable with the design?”

Jerry Chomanczuk asked if the outdoor seating area reduced the amount of walkway that was planned and are there special restrictions regarding the open fire pit under a fabric awning.

David Nash responded that the walkway is not affected—the patio area is outside the right-of-way. Also, the petitioner has worked with the Fire Department regarding the design and placement of the open pit—no problems are foreseen.

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Joe Downs of Lauth Property Group stated that he was in favor of the proposed design. The Committee had favorable comments as well regarding the distinct design of the restaurant.

Rick Ripma moved for approval of **Docket No. 04050010 ADLS Amend, Clay Terrace, Bldg. C-2, Kona Grill**, seconded by Wayne Haney, **APPROVED** 3 in favor, 0 opposed, Mark Rattermann recused.

16. Docket No. 04040008 ADLS: Clay Terrace, Bldg G1 (Informational Item)
The applicant seeks approval of a retail building. The site is located southwest of US Highway 31 and E. 146th Street. The site is zoned PUD-Planned Unit Development. Filed by Fred Simmons of Simmons & Associates.

Fred Simmons, architect, Simmons & Associates appeared before the Committee representing the applicant. Mr. Simmons offered apologies for missing the Plan Commission meeting on the 18th of May. Alan Armstrong, Old National Bank representative was also in attendance.

Building G1 was initially contemplated as an outlot, located at the southeast corner of the property. The developers have decided that the highest and best use of the property is more retail with the front being a bank.

Informational materials were previously submitted to Committee members addressing the Staff's comments. There was an open item regarding the screening of rooftop equipment, however, Mr. Simmons assured the Committee that the parapets would appropriately screen rooftop equipment

The design of the building incorporates the same architectural elements as the balance of the center, in terms of materials, colors, etc. Modifications have been made to the bank in response to Staff comments.

Department Comments, Angie Butler. One item of concern was access to the sidewalk without having to walk around the bank facility. Mr. Simmons responded that sidewalk access and all other comments have been addressed.

Rick Ripma made formal motion to forward Informational Item #04040008 ADLS, **Clay Terrace, Bldg. G-1** to the full Commission with a positive recommendation, seconded by Wayne Haney, unanimously approved.

The meeting adjourned at 10:05 PM.

Jerry Chomanczuk, Chairperson

Ramona Hancock, Secretary

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